



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

721 6 Street S
Lethbridge, Alberta

MLS # A2328369



\$415,000

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,621 sq.ft.	Age:	1909 (117 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: fridge, stove, washer, dryer, dishwasher, window coverings

Beautifully Updated Home in the Heart of London Road Welcome to this charming and meticulously maintained home in the highly desirable London Road neighborhood of South Lethbridge. Blending timeless character with modern comfort, this property has been extensively updated over the past decade, including upgrades to the electrical, plumbing, heating systems, kitchen, bathrooms, appliances, and fresh paint throughout. The functional floor plan offers a spacious primary bedroom on the main level with convenient access to a full 4-piece bathroom, providing an excellent option for single-level living. Upstairs, you'll find three generously sized bedrooms, creating plenty of space for a growing family, guests, or a dedicated home office setup. The basement features a solid concrete foundation and abundant dry storage space, perfect for keeping seasonal items, hobbies, and household essentials neatly organized. With all the major improvements already completed, this move-in-ready home offers peace of mind and exceptional value. Vacant and available for immediate possession, it's an outstanding opportunity to enjoy life in one of Lethbridge's most established and sought-after historic communities.